



NEW WAREHOUSE/PRODUCTION UNITS

14,326 - 48,406 sq ft (1,331 - 4,497 sq m)

Target Completion Q4 2020

www.albanypointfrimley.co.uk

ALBANY POINT

ALBANY PARK, FRIMLEY, SURREY GU16 7PB

NEW WAREHOUSE / PRODUCTION UNITS



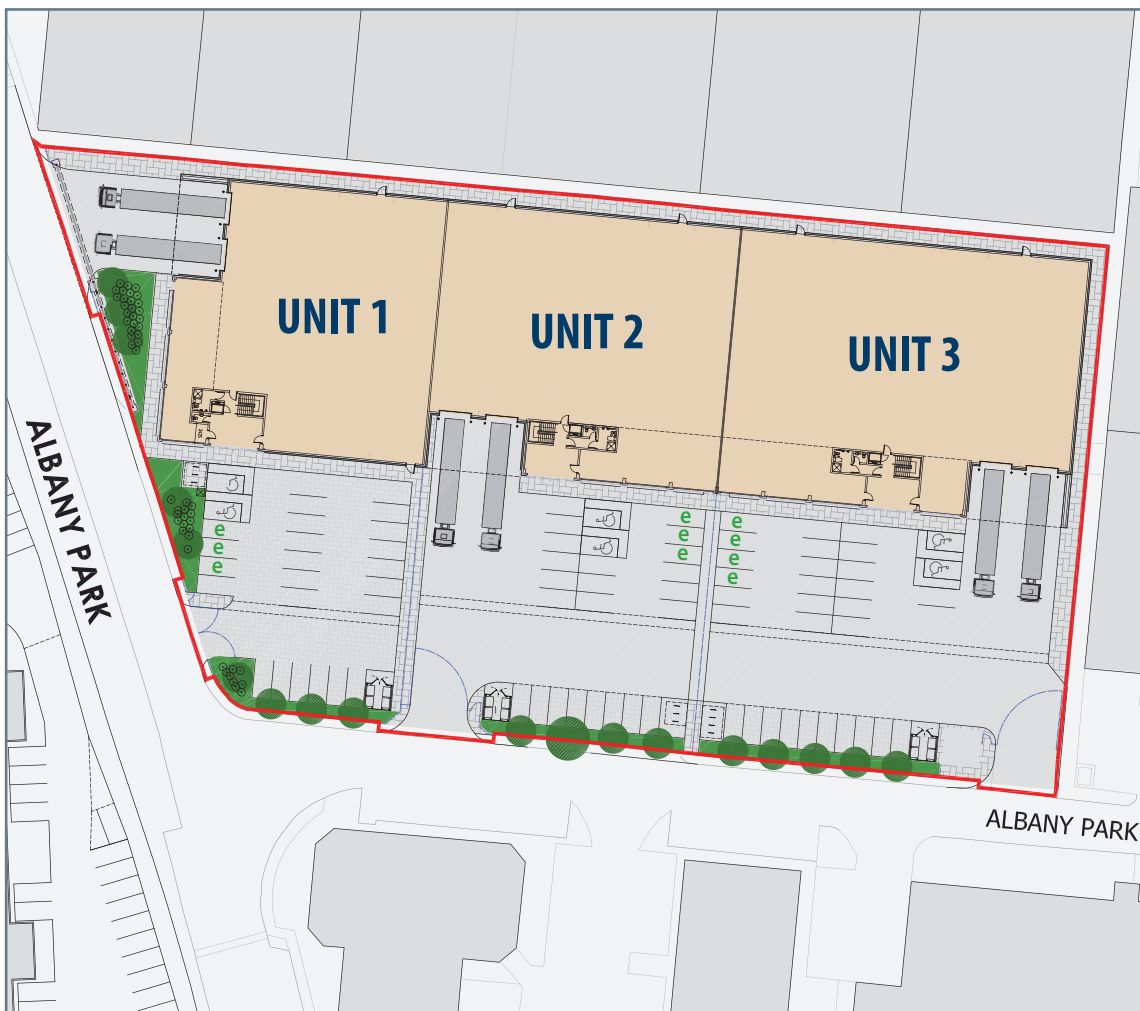
LOCATION

The site is located within Albany Park Industrial Estate, Frimley, one of the premier estates in the Blackwater Valley. Albany Park is located within a mile of Junction 4 of the M3 linking London with the South Coast. Farnborough Mainline station is just over 2 miles away with the fastest service to London Waterloo taking 34 minutes.

Frimley High Street and it's amenities including a Waitrose supermarket is within a 5 minute walk and Camberley town centre is a short drive away.



GREAT OPPORTUNITY



DESCRIPTION

A terrace of three new warehouse/production units, designed to be let individually or combined. Each unit has a secure yard/parking area and two recessed loading doors. Ancillary offices are provided on the first floor. The buildings will be ready for occupation in Q4 2020 (subject to planning).

SPECIFICATION

- Secure yard areas
- 10m clear height
- 2 x surface level loading doors per unit
- First floor offices with raised floors and comfort cooling
- Covered loading bays
- EPC target A
- BREEAM Target 'Excellent'
- 37.5KN/m2 floor loading
- Ancillary WCs

ACCOMMODATION

| UNIT | Ground floor warehouse and ancillary | | First floor offices | | Total | | Parking spaces |
|-------|--------------------------------------|-------|---------------------|------|--------|-------|----------------|
| | sq ft | sq m | sq ft | sq m | sq ft | sq m | |
| 1 | 12,152 | 1,129 | 2,174 | 202 | 14,326 | 1,331 | 26 |
| 2 | 13,304 | 1,236 | 2,077 | 193 | 15,381 | 1,429 | 25 |
| 3 | 16,049 | 1,491 | 2,648 | 246 | 18,697 | 1,737 | 31 |
| TOTAL | | | | | 48,406 | 4,497 | 82 |

Approximate Gross External Areas

TERMS

Full terms upon application. The units are available by way of new leases on terms to be agreed, subject to contract.

ALBANY POINT

NEW WAREHOUSE /PRODUCTION UNITS

Developed by

OrchardStreet
INVESTMENT MANAGEMENT LLP

CONTACT

33 Margaret Street
London
W1G 0JD

savills.co.uk **savills**

0207 409 8817

Bonnie Minshull
020 7409 8088
bminshull@savills.com

Chris Beer
020 7409 8128
chris.beer@savills.com

Hurst Warne
01252 816061
www.hurstwarne.co.uk

Peter Richards
07803 078011
peter.richards@hurstwarne.co.uk

Steve Barrett
07894 899728
steve.barrett@hurstwarne.co.uk



**ALBANY
POINT**
ALBANY PARK
FRIMLEY, SURREY GU16 7PB

www.albanypointfrimley.co.uk

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